

\$694,000 - 178 Athenia Drive, Hamilton

MLS® #40773674

\$694,000

4 Bedroom, 2.00 Bathroom, 2,284 sqft

Single Family on 0.00 Acres

500 - Heritage Green, Hamilton, Ontario

Welcome To An Incredible Opportunity In The Heart Of One Of Stoney Creek™'s Most Desirable And Prestigious Neighbourhoods. This Rarely Offered Detached (Link-Style) Home Sits On A Generous 36 X 110 Ft Lot, Surrounded By Mature Trees And Luxury Residences, Offering Nearly 2,300 Sq Ft Of Living Space Potential For The Right Buyer. Whether You're An End-User Looking To Personalize Your Dream Home Or An Investor Searching For Value In A Prime Location, This Property Has The Bones, Layout, And Setting To Support Your Vision. While It Could Benefit From Some TLC, It™'s Priced Accordingly And Loaded With Potential. The Home Features A Bright And Spacious Eat-In Kitchen With Skylights That Flood The Space With Natural Light – The Perfect Place For Morning Coffee Or Casual Family Meals. Step Out To A Walk-Out Deck Overlooking A Large, Fully Fenced Backyard, Ideal For Entertaining, Play, Pets, Or Peaceful Gardening. Upstairs, You™ll Find Three Generously Sized Bedrooms, Each Offering Excellent Closet Space And Natural Light, Making This Home Ideal For A Growing Family. A Freshly Paved Driveway And Convenient Carport Add To The Curb Appeal And Functionality, Providing Ample Parking Year-Round. The Basement Includes A Separate Entrance, Offering Endless Flexibility – Create A Rental Suite, In-Law Setup, Or Extended Living Space For Guests Or Older Children. The Layout Easily Supports Multi-Generational Living Or



Income-Generating Opportunities. Located Just Minutes From Everything – Only A 2-Minute Walk To Public Transit, A 7-Minute Walk To Local Elementary Schools, And 10 Minutes To The Future Confederation GO Station– This Home Offers Exceptional Convenience. You’re Also Surrounded By Nature, With Countless Trails, Parks, And Scenic Waterfalls Just Minutes Away, Perfect For Weekend Hikes, Dog Walks, Or Exploring With The Kids. Shopping, Dining, Highway Access, And Community Amenities Are All Close At Hand, Making This The Ideal Blend Of Suburban Peace & Urban Accessibility.

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Essential Information

Listing #	40773674
Price	\$694,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	2,284
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	178 Athenia Drive
Subdivision	500 - Heritage Green
City	Hamilton
Province	Ontario
Postal Code	L8J1V8

Amenities

Amenities	Park, Public Transit
Features	Paved driveway, Skylight
Parking Spaces	4

Parking	Carport
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Foundation	Block

Listing Details

Listing Office	RE/MAX Escarpment Realty Inc.
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